

2707033 07/15/1999 04:30P Weld County CO
1 of 2 R 20.00 D 0.00 JR Suki Tsukamoto

CROSSROADS ANNEXATION

A TRACT OF LAND LOCATED IN THE N1/2 OF SECTION 11 AND IN THE NW1/4
OF SECTION 12, ALL IN T2N, R68W OF THE 6TH P.M.,
COUNTY OF WELD, STATE OF COLORADO.
AREA = 268.451 ACRES, MORE OR LESS.

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE N1/2 OF SECTION 11 AND IN THE NW1/4 OF SECTION 12, ALL IN T2N, R68W OF THE 6TH P.M. COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 11, FROM WHICH THE W1/4 CORNER OF SAID SECTION 11 BEARS S00°07'44"W, 2638.60 FEET (BASIS OF BEARING), THENCE N89°52'02"E, 1298.41 FEET ALONG THE NORTH LINE OF THE NW1/4 OF THE NW1/4 OF SAID SECTION 11 TO THE NORTHEAST CORNER OF THE NW1/4 OF THE NW1/4 OF SAID SECTION 11; THENCE N89°52'51"E, 547.74 FEET ALONG THE NORTH LINE OF THE NE1/4 OF THE NW1/4 OF SAID SECTION 11 TO THE NORTHEAST CORNER OF PARCEL 13 REV 3, A TRACT OF LAND TO BE CONVEYED TO THE COLORADO DEPARTMENT OF TRANSPORTATION FOR PROJECT IR-IM(CX) 025-3(110), AS DESCRIBED IN LEGAL DESCRIPTION DATED MARCH 3, 1997; THENCE S00°07'09"E, 30.00 FEET AT RIGHT ANGLES WITH THE NORTH LINE OF THE NE1/4 OF THE NW1/4 OF SAID SECTION 11 AND ALONG THE EASTERLY LINE OF SAID PARCEL 13 REV 3 TO THE SOUTH RIGHT-OF-WAY LINE OF ROAD NO. 24 AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING S00°07'09"E, 0.09 FEET AT RIGHT ANGLES WITH THE NORTH LINE OF THE NE1/4 OF THE NW1/4 OF SAID SECTION 11 AND ALONG THE EASTERLY LINE OF SAID PARCEL 13 REV 3 TO AN ANGLE POINT THEREOF;

THENCE S83°33'30"W, 496.77 FEET ALONG THE EASTERLY LINE OF SAID PARCEL 13 REV 3 TO AN ANGLE POINT THEREOF;

THENCE S47°28'27"W, 160.94 FEET ALONG THE EASTERLY LINE OF SAID PARCEL 13 REV 3 TO AN ANGLE POINT THEREOF;

THENCE S00°09'13"E, 111.14 FEET ALONG THE EASTERLY LINE OF SAID PARCEL 13 REV 3 TO A POINT OF CURVE TO THE RIGHT;

THENCE SOUTHWESTERLY, 609.58 FEET ALONG THE ARC OF SAID CURVE AND ALONG THE EASTERLY LINE OF SAID PARCEL 13 REV 3 TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 880.85 FEET, A CENTRAL ANGLE OF 39°39'03", AND BEING SUBTENDED BY A CHORD THAT BEARS S19°40'19"W, 597.49 FEET;

THENCE S39°29'50"W, 638.44 FEET ALONG THE EASTERLY LINE OF SAID PARCEL 13 REV 3 TO A POINT OF CURVE TO THE LEFT;

THENCE SOUTHERLY, 511.51 FEET ALONG THE ARC OF SAID CURVE AND ALONG THE EASTERLY LINE OF SAID PARCEL 13 REV 3, SAID ARC HAVING A RADIUS OF 892.59 FEET, A CENTRAL ANGLE OF 32°50'03", AND BEING SUBTENDED BY A CHORD THAT BEARS S23°04'48"W, 504.54 FEET;

THENCE S04°01'52"W, 471.56 FEET ALONG THE EASTERLY LINE OF SAID PARCEL 13 REV 3 TO AN ANGLE POINT THEREOF;

THENCE S06°39'47"W, 148.84 FEET ALONG THE EASTERLY LINE OF SAID PARCEL 13 REV 3 TO THE NORTH LINE OF THE SOUTH 200 FEET OF THE WEST 1000 FEET OF THE NW1/4 OF SAID SECTION 11;

THENCE CONTINUING S06°39'47"W, 201.32 FEET ALONG THE EASTERLY LINE OF INTERSTATE HIGHWAY NO. 25 FRONTAGE ROAD TO BE CONVEYED TO THE COLORADO DEPARTMENT OF TRANSPORTATION FOR PROJECT IR-IM(CX) 025-3(110) TO THE SOUTH LINE OF THE SW1/4 OF THE NW1/4 OF SAID SECTION 11;

THENCE S89°54'04"E, 942.57 FEET ALONG THE SOUTH LINE OF THE SW1/4 OF THE NW1/4 OF SAID SECTION 11 TO THE SOUTHEAST CORNER OF THE SW1/4 OF THE NW1/4 OF SAID SECTION 11;

THENCE S89°52'43"E, 1303.98 FEET ALONG THE SOUTH LINE OF THE SE1/4 OF THE NW1/4 OF SAID SECTION 11 TO THE C1/4 CORNER OF SAID SECTION 11;

THENCE S89°53'24"E, 2602.99 FEET ALONG THE SOUTH LINE OF THE NE1/4 OF SAID SECTION 11 TO THE E1/4 CORNER OF SAID SECTION 11;

THENCE N89°33'29"E, 30.00 FEET ALONG THE SOUTH LINE OF THE NW1/4 OF SAID SECTION 12 TO THE EAST RIGHT-OF-WAY LINE OF WELD COUNTY ROAD NO. 11;

THENCE N00°26'22"W, 2627.47 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF SAID WELD COUNTY ROAD NO. 11 TO THE SOUTH RIGHT-OF-WAY LINE OF SAID ROAD NO. 24;

THENCE S89°32'10"W, 30.00 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID ROAD NO. 24 TO AN ANGLE POINT THEREOF;

THENCE S89°55'55"W, 2588.15 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID ROAD NO. 24 TO AN ANGLE POINT THEREOF;

THENCE S89°52'51"W, 750.52 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID ROAD NO. 24 TO THE TRUE POINT OF BEGINNING.

AREA = 268.451 ACRES, MORE OR LESS.

OWNERS / DEVELOPERS

SUN COMMUNITIES OPERATING LIMITED PARTNERSHIP
31700 MIDDLEBELT ROAD, SUITE 145
FARMINGTON HILLS, MI 48334
(248) 932-3100

GRANT BROTHERS, LLP
436 COFFMAN STREET, SUITE 200
LONGMONT, CO 80501
(303) 678-0188

TECHNICAL CONSULTANTS

FRANK N. DREXEL, PLS
ALBERS, DREXEL & POHLY, INC.
320-1/2 MAIN STREET
LONGMONT, CO 80501
(303) 682-1131

DATE OF PREPARATION

MAY 7, 1999

MONUMENT KEY

- M1 FOUND 3/4" FINNED ALUM. ROD W/ 3-1/4" CDOT ALUM. CAP MKD
*PLS 18482 431" D. 2" N & O. 2" W
- M2 FOUND 3/4" FINNED ALUM. ROD W/ 3-1/4" CDOT ALUM. CAP MKD
*PLS 18482 432"
- M3 FOUND 3/4" FINNED ALUM. ROD W/ 3-1/4" CDOT ALUM. CAP MKD
*PLS 18482 433" D. 2" E
- M4 FOUND 3/4" FINNED ALUM. ROD W/ 3-1/4" CDOT ALUM. CAP MKD
*PLS 18482 434"
- M5 FOUND 3/4" FINNED ALUM. ROD W/ 3-1/4" CDOT ALUM. CAP MKD
*PLS 18482 435"
- M6 FOUND 3/4" FINNED ALUM. ROD W/ 3-1/4" CDOT ALUM. CAP MKD
*PLS 18482 436"
- M7 FOUND 3/4" FINNED ALUM. ROD W/ 3-1/4" CDOT ALUM. CAP MKD
*PLS 18482 438" D. 1" S & O. 2" E

CONTIGUITY

TOTAL PERIMETER OF AREA TO BE ANNEXED..... 14,225.87 FEET
CONTIGUITY WITH EXISTING TOWN LIMITS..... 3,368.67 FEET
MINIMUM ALLOWABLE CONTIGUITY (1/6 TOTAL PERIMETER)..... 2,370.98 FEET
CONTIGUITY EXCEEDING 1/6 MINIMUM REQUIREMENT..... 997.69 FEET

NOTES

- BEARINGS SHOWN ON THE ACCOMPANYING PLAT ARE BASED ON THE ASSUMPTION THAT THE WEST LINE OF THE NW1/4 OF SECTION 11, T2N, R68W OF THE 6TH P.M., BEARS S00°07'44"W AS MONUMENTED AND SHOWN HEREON.
- THIS MAP IS PREPARED EXCLUSIVELY FOR ANNEXATION ONLY. BOUNDARY LINE INFORMATION SHOWN ON THIS ANNEXATION MAP IS BASED ON LAND SURVEY PLAT PREPARED BY ALBERS, DREXEL & POHLY, INC. FOR PROJECT 98-2, DATED JULY 15, 1998.
- FOUND #5 REBAR WITH 1-1/2 INCH ALUMINUM CAP MARKED "PLS 24305" AT ALL BOUNDARY CORNERS LABELED AS SUCH OR LABELED "FOUND". UNLABELED CORNERS WERE NOT SET OR FOUND.
- RECORDED EASEMENTS AND RIGHTS-OF-WAY, IF ANY, ARE SHOWN ON THE ACCOMPANYING PLAT AS DISCLOSED IN LAWYERS TITLE INSURANCE CORPORATION COMMITMENT NUMBER 970222, EFFECTIVE DATE DECEMBER 7, 1998, AND INFORMATION PROVIDED BY THE COLORADO DEPARTMENT OF TRANSPORTATION. NO ADDITIONAL RESEARCH WAS COMPLETED. TEMPORARY CONSTRUCTION EASEMENTS DESCRIBED IN THE VARIOUS INSTRUMENTS ARE NOT SHOWN ON THIS MAP.
- EXCEPT FOR THE GODDING HOLLOW, NO APPARENT EASEMENTS AND RIGHTS-OF-WAY SUCH AS ROADS AND DITCHES ARE SHOWN ON THIS MAP. APPARENT LINES OF OCCUPATION SUCH AS FENCES ARE NOT SHOWN ON THIS MAP.
- THE POSITIONS OF THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 25 AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED JUNE 19, 1958, IN BOOK 1505, AT PAGE 504, AND THE WESTERLY LINE OF THE SUBJECT PARCEL WAS DETERMINED FROM LEGAL DESCRIPTION OF COLORADO DEPARTMENT OF TRANSPORTATION PARCEL 13 REV 3, CDOT PROJECT IR-IM(CX) 025-3(110), DATED MARCH 3, 1997, AS PREPARED BY CDOT, AND FROM OTHER INFORMATION PROVIDED BY CDOT.
- LEGAL DESCRIPTION PREPARED BY FRANK N. DREXEL, PLS, 320-1/2 MAIN STREET, LONGMONT, CO 80501

TOWN APPROVAL

THIS IS TO CERTIFY THAT THE PLAT OF "CROSSROADS ANNEXATION" WAS APPROVED ON THIS 10th DAY OF ~~February~~ September, 1999, AND THAT THE MAYOR OF THE TOWN OF FIRESTONE ON BEHALF OF THE TOWN OF FIRESTONE, HEREBY ACKNOWLEDGES SAID ANNEXATION UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED HEREON.



John A. ...
MAYOR
...
ATTES: TOWN CLERK

NOTICE

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

SURVEYOR'S CERTIFICATION

I, FRANK N. DREXEL, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT AT LEAST ONE-SIXTH (1/6) OF THE PERIPHERAL BOUNDARY OF THE PARCELS SHOWN HEREON IS CONTIGUOUS THE PRESENT BOUNDARY OF THE TOWN OF FIRESTONE, AND THAT THIS PLAT COMPLIES WITH SECTION 31-12-107(d), COLORADO REVISED STATUTES, CONCERNING ANNEXATION PLATS.

FRANK N. DREXEL
FRANK N. DREXEL
COLORADO REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 24305
DATE: SEP 15 1999

A TRACT OF LAND LOCATED IN THE N1/2 OF SECTION 11 AND IN THE NW1/4
OF SECTION 12, ALL IN T2N, R68W OF THE 6TH P.M.,
COUNTY OF WELD, STATE OF COLORADO.

AREA = 268.451 ACRES, MORE OR LESS.

